

THE CORPORATION OF THE MUNICIPALITY OF HURON SHORES
April 25th, 2018 (18-09)

The special meeting of the Council of the Corporation of the Municipality of Huron Shores was held on Wednesday, April 25th, 2018, and called to order by Mayor Gil Reeves at 7:00 p.m.

PRESENT WERE: Mayor Gil Reeves, Councillors Jane Armstrong, Gord Campbell, Nancy Jones-Scissons, Debora Kirby, Blair MacKinnon, Leo Persia and Dale Wedgwood.

REGRETS: Councillor Darlene Walsh

ALSO PRESENT: Clerk/Administrator Deborah Tonelli; Deputy Clerk Natasha Roberts

AGENDA REVIEW

An update from Mayor Reeves respecting the Thessalon First Nation Court Injunction was added to the Agenda.

DECLARATION OF PECUNIARY INTEREST

None.

PRELIMINARY REVIEW OF PROPOSED CHANGES TO ZONING BY-LAW

Mayor Reeves advised of the process regarding the proposed changes coming out of tonight's meeting. On a query from Councillor Armstrong, Clerk/Administrator Tonelli noted that individuals will have the ability to submit concerns or queries in support of, or in objection to, the proposed changes. Councillor Jones-Scissons noted that should any of the proposed changes not be supported by the Official Plan, that the Official Plan amendment process be undertaken in advance of the rezoning application.

Mayor Reeves asked each member of Council to address their amendment requests.

Councillor Jones-Scissons recommended the removal of Section 4.19(d)(i), being the requirement that a recreational vehicle being used for short term occupancy be owned by the owner of the land upon which it is stored. She explained that the removal of this clause would allow for visitors to use their own trailers when travelling through the area.

Councillor Jones-Scissons also recommended the removal of Section 5.8.1(o), being the provision of a dry cleaning distribution station in the General Commercial Zone. Council deliberated the differences between a dry cleaning establishment and dry cleaning distribution station. Councillor Jones-Scissons agreed to withdraw the recommendation. Council concurred.

Councillor MacKinnon reported that he had no proposed amendments to bring forward.

Councillor Wedgwood supported the removal of Section 4.19(d)(i) citing the same concerns voiced by Councillor Jones-Scissons.

Councillor Campbell spoke to the limitations/restrictions respecting recreational trailer usage in the former Thompson Twp. Zoning By-law. It is his opinion that the current by-law is a good compromise to the Thompson Twp. Zoning By-law. He recommended that if Council wishes to proceed with an application to remove Section 4.19(d)(i), that said Section remain in place for Ward 4. Councillor Campbell advised that there have been delegations in the past by those seeking trailer restrictions. Councillor

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Campbell also noted that it would be very difficult to monitor the time period of use by visitors utilizing their own trailers and almost impossible to enforce. Councillor Wedgwood supported Councillor Campbell's position on the matter.

Clerk/Administrator Tonelli spoke to the recommendation from Planner Peter Tonazzo, that we work with the By-law, as passed, for a year to monitor what amendments might be required.

Councillor Jones-Scissons spoke to her disappointment in that she would not have voted to adopt the zoning by-law had she known of the recommendation to wait a year before proceeding with an amendment to remove Section 4.19(d) (i).

Councillor MacKinnon spoke to his understanding of Mr. Tonazzo's suggestion in order to allow Council, as a whole, to decide what amendments might be required, with the intent to find a compromise with restrictions that are suitable to their location. He furthered that Council must agree on the interpretation of the By-law and that perhaps there are alternative solutions.

Councillor Wedgwood advised that Mr. Tonazzo's recommendation to wait a year would have made a difference on the timeline of the passing the Zoning By-law.

Councillor Persia suggested shortening the short-term period from 30 days to 7 days for visitors. He also spoke to the original requirements of the Thompson Township zoning by-law.

Clerk/Administrator Tonelli reminded Council that the Zoning By-law is complaint driven.

Further to Councillor Persia's recommendation, Councillor MacKinnon suggested allotting the same number of days permitted by Crown for short-term occupancy of recreational trailers on Crown Land. Mayor Reeves confirmed that to be 21 days.

Councillor Armstrong supported the removal of Section 4.19(d)(i) as per the concerns voiced by Councillors Jones-Scissons and Wedgwood.

Councillor Jones-Scissons expressed her concerns and the understanding that this issue had already been addressed via the meetings held in June 2016. Clerk/Administrator Tonelli provided clarification.

Councillor Kirby questioned Councillor Campbell regarding the complaints received and action taken respecting unauthorized trailer usage in Ward 4. Clerk/Administrator Tonelli confirmed that letters had been sent by the Office regarding such complaints.

Councillor Kirby questioned the definition of the word 'alter' contained in Section 2.1 Building Structures. Clerk/Administrator Tonelli will seek clarification from Peter Tonazzo. Councillor Kirby also questioned traffic sight lines respecting the building of fences. Deputy Clerk Roberts confirmed the sight triangle stipulation and the matter was resolved through discussion.

Mayor Reeves summarized the information brought forth by Council and advised that the requests will be provided to Planning Consultant Peter

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Tonazzo to obtain his recommendations before an amendment application is considered by Council. Clerk/Administrator Tonelli further confirmed that the application is a public process and will be brought to the public before any amendment can take place.

UPDATE REGARDING THESSALON FIRST NATION COURT INJUNCTION

Mayor Reeves spoke to recent notification by Solicitor Paul Cassan of a draft application presented by Thessalon First Nation involving the Municipality of Huron Shores, Her Majesty the Queen in Right of Ontario, Her Majesty the Queen in Right of Canada, Midway Lumber Mills Ltd. and Thomas Woods Ltd. Mayor Reeves briefly summarized the draft application and advised that the matter was discussed before Justice Varpio on April 23, 2018 and will be back in Court before Justice Varpio on May 8, 2018. Council will be briefed further on the matter following that appearance.

CLOSED SESSION

18-09-01 BE IT RESOLVED THAT Council proceeds in Camera at
J. Armstrong 8:13 p.m. in order to address a matter pertaining to
D. Kirby advice that is subject to solicitor-client privilege, including
communications necessary for that purpose. CARRIED.

RETURN TO OPEN SESSION

18-09-02 BE IT RESOLVED THAT Council returns to open session at
J. Armstrong 8:22 p.m. CARRIED.
L. Persia

18-09-03 BE IT RESOLVED THAT Council authorizes Paul Cassan
N. Jones-Scissons of Wishart Law Firm to respond, by letter, to Leigh
B. MacKinnon Freeman, Negotiator, Ministry of Indigenous Relations
and Reconciliation, regarding the Mississauga First
Nation settlement agreement and access over **Road K**;
AND THAT Mr. Cassan continues to act on behalf of the
Municipality, as necessary, and in consultation with
Mayor Reeves and Councillor Gord Campbell, to resolve
the access over Road K;
AND THAT Mayor Reeves and Clerk/Administrator
Tonelli be authorized to execute any and all necessary
documents to affect the transfer of Road K, should a
acceptable resolution be negotiated. CARRIED.

ADJOURNMENT

18-09-04 BE IT RESOLVED THAT Council does adjourn at 8:25 p.m.
D. Kirby CARRIED.
B. MacKinnon